

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES March 13, 2012 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen George Seneck, Sup. Dan Palmer Ted Guinn Joseph Woerter	Bruce Beadle Perry Owen Paul Romahn Bob Davis	Donna Jones Director Planning Shane H. Butler Planner Rena Doing Planner	Steve Palmatier David Law, Sup Sally Chirlin Jennifer Tavares

Due to a lack of quorum at the February 2012 meeting, the Annual Reorganization meeting was delayed to the March 13, 2012 meeting. This meeting was called to order at 8:00 a.m. by Rena Doing, County Planner.

Elections:

Ms. Doing asked for nominations for Chenango County Planning and Development Board Chairman: **Mr. Guinn nominated Paul Thomsen, second by Mr. Owen. Members voted all ayes, motion carried.**
Ms. Doing asked for nominations for Vice-Chairman: **Mr. Thomsen nominated Dan Palmer, second by Mr. Woerter. Members voted all ayes, motion carried.**
Ms. Doing asked for nominations for Secretary: **Mr. Guinn nominated Bruce Beadle, second by Mr. Palmer. Members voted all ayes, motion carried.**

Ms. Doing asked for nominations for 239 Review Committee Chairman: **Mr. Thomsen nominated Ted Guinn, second by Mr. Palmer. Members voted all ayes, motion carried.**
Ms. Doing asked for nominations for 239 Review Committee Vice Chairman: **Mr. Palmer nominated Joseph Woerter, second by Mr. Thomsen. Members voted all ayes, motion carried.**

Chairman Thomsen called the meeting to order at 8:12 am.

Old Business:

Planning Board Minutes:

Due to a lack of quorum at the November, December 2011 and January, February 2012 meetings the County Planning Board and the 239 Review Committee minutes were not approved.
Mr. Palmer made the motion to accept the October 12, 2011 minutes, second by Mr. Owen; vote all ayes, motion approved.
Mr. Guinn made the motion to accept the October 12, November 8, December 8, 2011 and January 4, 2012 239 Review Committee minutes, second by Mr. Palmer; vote all ayes, motion approved.

New Business:

Mr. Butler reminded the Board members of the Department of State Planning/Zoning Board Training, Wednesday, March 14, 2012

Comprehensive Plan:

Ms. Doing reported on the status of the County Comprehensive Plan. The Planning Department will be meeting Friday, March 16th to discuss corrections, layout and additional information necessary to update the draft plan.

Natural Gas Report:

Mr. Palmatier provided an update on natural gas issues in and around Chenango County. The court cases relating to zoning and natural gas in the towns of Middlefield and Dryden were ruled in favor of the towns. The judge required amendment/omission of the wording in the existing zoning law. The general consensus is there will be an appeal on the decision by Anschutz to the NYS Court of Appeals.

The law firm of, Hinman, Howard & Kattell, LLP sponsors a monthly meeting in Binghamton to review various natural gas issues. Mr. Palmatier attended the recent monthly meeting at which time the Middlefield and Dryden cases were discussed. The attorney's felt the natural gas ban may not stand due to language relating to pipeline which is either the authority of NYS PSC or FERC.

Mr. Guinn questioned if pipeline installation can utilize eminent domain? Mr. Palmatier stated pipelines are generally considered as public utilities which may invoke eminent domain. Discussion continued about the 239 Review process and the recent 239 Review request for a proposed pipeline through the Town of Sidney. The request was submitted by the Town of Sidney Planning Board to the Delaware County Planning Board. The Delaware County Planning Board did not support the Town and sent it back to the Town of Sidney Planning Board which would require a super majority ruling based on NYS 239 regulations.

Mr. Palmatier contacted several local agencies regarding a potential opportunity to work on the pipeline project.

Mr. Palmatier stated Senator Seward has presented legislation that may address some of the municipalities concerns relating to natural gas exploration. The dSGEIS requires the natural gas companies to consider local environmental/culturally sensitive areas, addition to local laws/ordinances.

Discussion continued:

Mr. Woerter suggested towns of Dryden & Middlefield passing new laws may regret their decision.

Mr. Davis commented on a recent discussion with Attorney Tom West. Mr. West implied if the rights of the town prevail in NYS there will be less interest for Natural gas companies to continue exploration in the state.

Mr. Woerter questioned the number of wells active in Chenango County at this time. Mr. Butler stated there are approximately 30+/- active wells. Some are shut in periodically.

Mr. Thomsen commented on a recent interview he heard on the Capitol Press Room program, relating to the loss of organic farm status if a natural gas well is sited on organically certified property. He questioned if anyone on the board was familiar with this. Mr. Palmatier had read an article where "Whole Foods" had expressed concern about purchasing or growing food adjacent to natural gas wells.

There was continued discussion on this topic and how other situations could be in play for example how does someone claim organic honey, there is basically no way to insure bees are feeding on organic flowers.

Mr. Butler stated he was not aware of this issue but he would check with his contact at NYS Ag & Markets.

Privilege of the Floor

Mr. Woerter commented that during his visits to a Broome County program he realized how little knowledge residents in our neighboring counties have about Chenango County. The area news coverage primarily focuses on the southern most counties: Broome, Tioga, and Owego. Chenango County needs better public relations. Discussion continued between the members on the many activities and services available in the County that more often draw people from way out of the immediate area instead of the adjacent counties. Ms. Jones added the County provides funding to Commerce Chenango for promoting Tourism.

Mr. Palmer requested appointment to serve on the 239 Review Committee. Mr. Thomsen made the motion to nominate Mr. Palmer to the 239 Review Committee, second by Mr. Woerter. Members voted all ayes, motion carried. Mr. Guinn made the motion to allow all County Planning Board Members not appointed to the 239 Review Committee to act as alternates, second by Mr. Palmer. Members voted all ayes, motion carried.

Ms. Jones commented on a March 7, 2012 letter to the editor posted in the Times Journal newspaper relating to the Village of Cobleskill considering elimination of the 239 review step from the planning process for the village. Ms. Jones commented on a recent conversation she had with a municipal leader relating to the definition of a Planning Commission and a Planning Board. They are the same.

With no further business, the meeting was adjourned at 9:00 a.m.

NEXT MEETING: TUESDAY, April 10, 2012 at 8:00 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES April 10th, 2012 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen George Seneck, Sup. Dan Palmer Ted Guinn Joseph Woerter	Bruce Beadle Perry Owen Paul Romahn Bob Davis Sally Chirlin Jennifer Tavares	Donna Jones Director Planning Shane H. Butler Planner Rena Doing Planner	Steve Palmatier David Law, Sup

Chairman Thomsen called the meeting to order at 8:05 a.m.

Old Business:

Planning Board Minutes:

Mr. Palmer made the motion to accept the March 13, 2012 minutes, second by Mr. Romahn; vote all ayes, motion approved.

Mr. Guinn made the motion to accept the March 13, 2012 239 Review Committee minutes, second by Mr. Palmer; vote all ayes, motion approved.

New Business:

Natural Gas Report:

Mr. Palmatier provided an update on natural gas issues in and around Chenango County.

Mr. Palmatier stated we are still waiting on the SGEIS. He would like someone from the NYSDEC to come to a regional meeting and discuss how local governments will be involved. He went to a meeting in Texas where 150 geologists attended and were asking how the conversation has been lost to Josh Fox. The geologists feel if the government bases their decision on science, we should see drilling next year.

Mr. Woerter asked if the GasFrac method in Tioga County will be allowed by NYSDEC. Mr. Palmatier stated the method was used in Calgary and PA but does not know the results. At a meeting in Owego there was a lot of discussion on how the DEC will view it. John Holko, Lenape Resources, stated the shale's hold a lot of salt and propane will not dissolve it which is why using water is the preferred method. Each pore only has a few molecules of gas and the geologists aren't sure how the gas gets out. It could be electrostatic.

Chairman Thomsen asked how volatile the propane is. Mr. Palmatier stated they drill the well remotely. Right now a well can be drilled within 600 foot of a house. It should be a greater distance if drilling with propane. Norse has always notified fire departments before drilling but they are not trained for these types of things. When drilling using the propane method, the companies already have a filtration system to take the propane back out. With the Tioga County lease, he wouldn't want to limit to one process with the technology changing so quickly.

Mr. Woerter asked if there would be a slowdown in drilling because of the abundance of natural gas. Mr. Palmatier stated the number of rigs is down mainly because they are elsewhere looking for oil. Until we switch fuel sources there will be a glut of natural gas. There are two proposed natural gas pipelines in eastern Chenango County. There is also a proposed pipeline in Hamilton to supply the colleges. There is a reengineering of power sources to go to natural gas versus oil.

Chairman Thomsen asked what laws were recently found with the understanding of overturning moratoriums. Mr. Palmatier stated the original decisions were based on the fact they could not find any case studies showing a legislative intent. Greg Sovas found a letter showing the legislature gave supersedure over all town laws to the NYSDEC in relation to natural gas drilling. Both the decisions in Middlefield and Dryden are being appealed. Towns can control noise, roads, and where pipelines are but cannot afford the battle to try and ban the practice completely.

Chairman Thomsen stated he saw an article which said the Town of Dryden has already spent about a quarter of one million dollars trying to defend. Mr. Palmatier stated Delaware County is suing NYC for exempting the watershed. If you drill on the border of a town and go under the border into a neighboring town, the town with the well head is who gets the taxes. Taxes in Pharsalia are the lowest in the County and a company would pay the least to drill there.

Ms. Jones asked Mr. Palmatier to talk about the Griffith Land Services deeds. Mr. Palmatier stated there is a company out of Texas making offers in Chenango County to purchase 50% or less of mineral rights. They are offering about \$1000 per acre and would own the rights to 50% of all of the strata's. In NYS you do not have to be the majority owner in order to lease the acreage. They would be able to lease without telling the landowner. Ms. Chirlin asked if anybody had done it yet. Mr. Butler stated you can't track it. Ms. Doing stated it may not be a filed instrument.

Mr. Davis stated Husted's are looking into converting their trucks to natural gas. Mr. Palmatier stated you can buy units to fill natural gas depending on size of the truck. You can also use DOT stations but need an agreement with them. Probably in the next 5 years you will see a station opening in Sidney once the pipelines get there. Honda is one of the only companies to make a natural gas ready vehicle. Ms. Tavares stated they cost around \$45,000.

Mr. Owen stated there is a truck being developed to use high pressured natural gas. It could extend the range of natural gas for vehicles.

Disclosure Forms:

Ms. Jones passed out disclosure forms. The County Attorney needs all members to fill it out and return it to him. It is part of the 1990 Ethics law.

Court Cases:

Ms. Jones passed out some court cases relating to Planning Boards. She keeps a file of court cases and receives updates four times a year. Recently in The Daily Star there was an article in Cooperstown. The Chair of the Planning Board owns the Grove Inn which had submitted an application to convert to a larger facility. He stepped down as Chairman and the Vice-Chair took over the meeting which is what is supposed to happen. The application was voted on and approved. A local individual questioned the approval because the Vice-Chair was the attorney for the project. The individual was going to file a lawsuit but the Chairman withdrew the application the next day.

Ms. Chirlin stated Otsego County discontinued their Planning Board. Ms. Jones stated they have a new Chair of the Legislature who seems pro-business. She is from Otsego and wants to know the science of natural gas drilling.

Ms. Jones stated the Town of Sidney sent a natural gas moratorium to the Delaware County Planning Board for a 239 Review. The county denied the application and the Town of Sidney failed to get a super majority to approve the moratorium.

Comprehensive Plan:

Ms. Jones stated the comprehensive plan has been put on USB drives as requested because the plan is too large to email. Mr. Butler stated he made a couple of guides to show how to use it and how to safely remove it.

Ms. Jones stated this is the inventory of what we have in the county. She would like the board to review it and see if there is anything more we need to add, correct, change, etc. Anything highlighted in yellow is something which needs more information or is waiting for information from another department. Once this part is done, we will start meeting with other agencies to add future plans and goals.

Ms. Jones stated the goals need to be worked on because all the County Planning Board has now are very general. We need a subset of goals, similar to those of the Town of Franklin. Ms. Jones asked the board to look over the plan and the goals so we can have a working session next month.

Privilege of the Floor

Mr. Owen asked why the school buses and other vehicles still stop at the railroad crossings. Ms. Tavares stated it is state law.

With no further business, the meeting was adjourned at 8:47 a.m.

NEXT MEETING: TUESDAY, May 8th, 2012 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES May 8, 2012 Board of Supervisors Chambers

Board Members Present

Paul Thomsen
George Seneck, Sup.
Dan Palmer
Ted Guinn
Perry Owen

Paul Romahn
Bob Davis
Sally Chirlin
Jennifer Tavares

Staff Present

Donna Jones
Director Planning
Shane H. Butler
Planner
Rena Doing
Planner

Guest(s) Present

Board Member(s) Absent

David Law, Sup
Joseph Woerter
Bruce Beadle

Chairman Thomsen called the meeting to order at 8:05 a.m.

Old Business:

Planning Board Minutes:

Mr. Guinn made the motion to accept the April 10, 2012 minutes, second by Mr. Owen; vote all ayes, motion approved.

Mr. Guinn made the motion to accept the April 10, 2012 239 Review Committee minutes, second by Mr. Seneck; vote all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones stated this meeting is designated to address comments on the draft Comprehensive Plan and to prepare a list of goals. Discussion continued:

- Mr. Owen commented:
 - It is interesting there is considerable concern about groundwater contamination relating to natural gas hydraulic fracturing but little concern expressed about the existing potential for groundwater contamination outlined in the "Subsurface Resource" section, specifically: "because aquifers are replenished by the infiltration of surface water, impervious surfaces (pavement from roads or parking lots, roofs, building footprints, etc.) decrease recharge areas and threaten aquifers by inhibiting infiltration of precipitation and surface water through the soil. Any contaminant contained in or near an aquifer, and/or its recharge area may potentially contaminate the aquifer. Potential contaminants include bacteria and pathogens leaching from septic systems; gas, salt and oil washed from parking lots; fertilizers; pesticides; hazardous or toxic waste spills; and petroleum or oil leaking from underground storage tanks."
 - Corrections were made on several typographical and grammatical errors in the draft.
 - Economic Plan needs additional updates. Some of the information is based on the outdated 2009 Strategic Plan. Ms. Tavares stated Commerce Chenango has plans for an updated Economic Strategic Plan. Mr. Owen commented it may be more advantageous at this time to eliminate the Economic section and amend later to expedite completion of the Comprehensive Plan in a timely manner.
 - The Planning Board Mission Statement was not in the draft.
 - Comments relating to Camp Pharsalia should be eliminated.
- Ms. Tavares stressed the importance of updating all plans.
- Ms. Jones commented:
 - She will be meeting with various agencies in the County to discuss concerns and ideas that should be addressed in the Comprehensive Plan.
 - It is important to finalize the Comprehensive Plan goals and strategies. The Agricultural and Farmland Protection Plan will be a component of the County Plan.

- The SEQRA is nearly complete for review when the Plan is complete.
- Mr. Palmatier may be providing additional Natural Gas information.
- The 2006 Economic Development Strategic Plan recommends the County develop natural resources, such as natural gas.
- Some municipalities have passed a moratorium on natural gas exploration without 239 review input from an adjoining town or county. In some cases this has created legal issues. Delaware County is reminding the towns that the state already has a moratorium in affect. By passing a local moratorium a town may be setting themselves up for a legal challenge resulting in legal fees that may exceed their budget. A file of Court Cases relating to Planning issues is maintained in the Planning Dept.
- Mr. Seneck questioned Ms. Jones about a letter from Southern Tier East the Town of Guilford received relating to a road assessment survey. Ms. Jones explained when Chenango County was an active member in Southern Tier East a grant had been submitted to conduct a road survey in the participating member counties at that time. Chenango County is not currently a member of Southern Tier East but they are honoring this grant and actively including this county. Mr. Davis questioned the reason for the survey. Ms. Jones explained it will provide an initial road assessment for each town. However the participating towns will be responsible for keeping the information updated. Ms. Jones is encouraging all towns in the County to participate.
- Ms. Jones commented eight counties, including Tompkins County are receiving a \$5 million grant to develop a “Cleaner, Greener NY” Sustainability Plan.
- Mr. Davis commented on Agriculture. There has been no support in the Town of Guilford for placing agricultural land in a Purchase of Development Rights (PDR) program.
- Ms. Chirlin added deeding land as “forever agriculture” is not encouraged. Mr. Butler added this is difficult to enforce.
- Ms. Tavares commented on a proposed “Dairy” loan grant program. The business plan class component is often difficult for farmers to attend. The loan may be based on the number of cows in lieu of number of hire.
- Mr. Owen asked if there are model business plans available. Ms. Tavares Commerce Chenango has information.
- Ms. Jones will be meeting with Ms. Tavares to develop an Economic Development list of goals, in order of importance. Suggested any Board members available to participate would be beneficial. The final list will be sent to all County Planning Board members when completed for review and comments.

Privilege of the Floor

- Mr. Seneck questioned if a Planning Board reviews driveway permit applications. Advised by members this falls under Town, County or State Highway Department jurisdiction.

With no further comments or business, the meeting was adjourned at 9:10 a.m.

NEXT MEETING: TUESDAY, June 12, 2012 at 8:00 a.m.
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CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

**SUMMARY OF MEETING MINUTES
June 12, 2012
Board of Supervisors Chambers**

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen	Paul Romahn	Donna Jones		David Law, Sup
George Seneck, Sup.	Bob Davis	Director Planning		
Dan Palmer	Sally Chirlin	Shane H. Butler		
Ted Guinn	Jennifer Tavares	Planner		
Perry Owen	Bruce Beadle	Rena Doing		
Joseph Woerter		Planner		

Chairman Thomsen called the meeting to order at 8:05 a.m.

Old Business:

Planning Board Minutes:

Mr. Owen made the motion to accept the May 8, 2012 minutes, second by Mr. Palmer; vote all ayes, motion approved.
Mr. Guinn made the motion to accept the May 8, 2012 239 Review Committee minutes, second by Mr. Romahn; vote all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Tavares and Ms. Jones met to discuss the comprehensive plan. The Strategic Plan and IDA Plan need to be updated this year and should be included in the comprehensive plan as an appendix. The documents should be aligned and referenced among each other. The comprehensive plan needs more economic development strategies which will come out during the updates of the Strategic and IDA plans. The Comprehensive Plan should address infrastructure, taxes and land use topics which lay the groundwork for economic development.

Mr. Woerter asked how long this would delay the comprehensive plan. The comprehensive plan has been going on for the past five years and still nothing has been finalized. Ms. Tavares stated the Strategic Plan and IDA plans need to be done by October to follow budget cycles. The economic development section in the comprehensive plan is weak. The strategic plan does not have to be in the plan but it falls at an odd time where all three need to be updated and should reference each other. Mr. Owen suggested drawing a date in the sand. Ms. Jones stated she does not see the comprehensive plan being done by September. Her goal is to have the Board of Supervisors approve it in November.

Natural Gas:

Mr. Owen asked how the plan would fit with natural gas drilling. Mr. Palmatier stated there will be a section regarding natural gas, the infrastructure needed, and geology, with maps included throughout. It is hard to say where it will go because it continues to change. Norse Energy is no longer operating in the county and has sold the pipeline to Emkey and some of their leases to Hartz/Empire State Development while holding a 35% stake in the Utica formation.

Mr. Owen stated it was interesting to read a paragraph in the comprehensive plan about runoff being a significant pollutant. Ms. Jones stated there are other pollutants which are not being looked at. She referenced an article she had recently found.

Mr. Palmatier stated the proposed Constitution pipeline will run through the Towns of Afton and Bainbridge. This could result in natural gas supplied to the southeastern areas of the county. He supports the use of energy corridors whereas pipelines are built within existing right-of-ways for power lines or other pipelines. Mr. Owen stated naturalists want pipelines because of the grassland created.

Mr. Beadle asked if there was anything new in the permitting process. Mr. Palmatier has been requested by Sup. Bays (who was requested by NYSDEC) to create a quantitative report about how each department in the county would increase staff time due to natural gas drilling. The NYSDEC seems to be satisfied with the technical side and water issues and are now working on how it will fit with local government issues.

Sup. Seneck asked if anything has happened regarding the Town Law 264 and 265 issue with the Town of Butternuts. The Joint Landowners Coalition (JLC) came to the town board with some information about the laws. Ms. Jones stated the NYSDEC is working on it and handling the situation. Sup. Seneck stated if 20% of the adjacent citizens sign a petition, the Town of Butternuts board would have to have a super majority vote. Ms. Jones suggested contacting the Town of Butternuts. Mr. Thomsen stated the Town of New Berlin was also contacted by the JLC and said they may be part of a court proceeding. Ms. Jones stated she contacted Tompkins County due to the Dryden law. They did not know about the Town Law 264 and 265 referral either. Tom Shepstone has written a number of articles on the laws.

Chairman Thomsen asked if Chenango County was part of the grant money for converting vehicles to natural gas. The Otsego County Board of Supervisors voted unanimously to approve it. Ms. Jones asked Mr. Palmatier if it was mentioned at the Cleaner Greener meeting. Mr. Palmatier stated they do not like talking about natural gas at the meeting. NYSERDA hasn't defined how to qualify greenhouse gases; whether they are site specific or total.

Mr. Palmatier stated he has been attending the Southern Tier Economic Development Regional Council meetings on energy. There is a good argument for inner city busing versus high speed rail. They will not mention natural gas buses however. The group is encouraging cluster development yet Chenango County has very few to no real cluster developments. Instead of having large events like the Blues Fest, they prefer having smaller events across the county so there is less travel. They are focusing more on lifestyle changes.

Ms. Jones stated the consultant at the meeting did not want to hear about Chenango County after hearing Mr. Palmatier talk about it already. She asked if it was worthwhile to go to the meetings. Mr. Palmatier stated it was for the main reason to defend ourselves. There is a company looking to turn woodchips into oil. They wanted to locate in Binghamton but Mr. Palmatier convinced them to look at Chenango County because the feedstock for such a wood to oil plant would be located in Chenango County. There is no cohesive designation to who Chenango County is and where we fit. For economic development we are in the Southern Tier region, but for Tourism we are in Central NY. Ms. Tavares stated the DCMO BOCES counties are in three different regions. This makes it hard to get money from these councils. You have to get all three regions to agree.

Privilege of the Floor

Ms. Jones asked Mr. Romahn the status of the bridge in Oxford. Mr. Romahn stated they have poured cement on both sides and the steel should be in soon. Ms. Jones stated Oxford recently had an audit and found the flood plain administrator was the town code officer. They have now agreed to have Steve Fox from Chenango County Codes be the flood plain administrator for both the town and village.

Mr. Palmer heard the City of Norwich wants to inspect every apartment once it becomes vacant. They would charge \$25 to inspect it. Ms. Doing stated it was for safety reasons. Ms. Chirlin stated it had to do with residences with multiple apartments. Ms. Tavares stated they are trying to get the out-of-town owners to take better care of their properties. She recommended calling Todd Dreyer or the City Council for more information. Mr. Palmer stated he thought it was complaint driven. Ms. Doing stated there is a State Property Maintenance Code.

With no further comments or business, the meeting was adjourned at 8:47 a.m.

NEXT MEETING: TUESDAY, July 10, 2012 at 8:00 a.m.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES July 10, 2012 Board of Supervisors Chambers

Board Members Present

Paul Thomsen
George Seneck, Sup.
Dan Palmer
Ted Guinn
Perry Owen

Paul Romahn
Bob Davis
Sally Chirlin
Jennifer Tavares

Staff Present

Donna Jones
Director Planning
Shane H. Butler
Planner
Rena Doing
Planner

Guest(s) Present

Steven Palmatier

Board Member(s) Absent

David Law, Sup
Joseph Worter
Bruce Beadle

Chairman Thomsen called the meeting to order at 8:05 a.m.

Old Business:

Planning Board Minutes:

Mr. Owen made the motion to accept the June 12, 2012 minutes, second by Mr. Guinn; vote all ayes, motion approved.

Mr. Seneck made the motion to accept the June 12, 2012 239 Review Committee minutes, second by Mr. Thomsen; vote all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones commented on the recent meeting with Ms. Tavares to discuss additions or expansion of sections in the County Comprehensive Plan. It is important to update/ include statistics relating to: labor force and employment; economic base; new business; business expansion/manufacturing; agriculture; infrastructure; and land for economic development.

Ms. Jones expressed her frustration to Mr. Woodford, the previous Director of Planning, about the lack of response and feedback from County Departments and Supervisors on the County Comprehensive Plan. Ms. Jones prepared a press release for each of the County newspapers, copying each of the Town Supervisors. She hopes the press release will encourage comments from the public. Public comments and input is an important component of the Comprehensive Plan.

Mr. Seneck suggested setting up separate work sessions, outside the Planning Board meetings, to work on various sections of the Comprehensive Plan. This is a huge process and breaking into separate groups would be efficient, taking pressure off the Planning Department with only three (3) employees to address various issues in the county. Discussion continued:

- Ms. Chirlin asked who should comprise the work session committee. Ms. Jones stated OFC, relating to housing issues, and some Supervisors would be helpful to address town issues.
- Mr. Palmer expressed concern there may be very little feedback from public. Mr. Seneck agreed but it is important to request public input.
- Mr. Thomsen suggested Chairman Wilcox encourage the County Directors and Committee Chairmen provide input.
- Mr. Palmatier suggested attending the County Committee meetings to request assistance from the County Departments. It may also be beneficial to utilize social media such as "Facebook" or a Frontier account to reach out to the public for comments.
- Ms. Jones will send a press release to Mr. Genung at the Evening Sun and speak to Chairman Wilcox and Mr. Woodford about involving the County Department Directors.

- Mr. Davis questioned if additional U.S. Census numbers are available. Ms. Jones stated there are no new census numbers for Chenango County at this time. She did receive a letter stating the County has until 2013 to contest the census numbers.
- Ms. Tavares suggested reaching out to various organizations and County Department Directors asking them to review and update the current information. Consider a timeline of August 31st to respond.
- Ms. Jones stated the draft Comprehensive Plan is posted on the County website, Planning Department. The corrections have been made but some questions still remain.
- Mr. Seneck suggested moving forward with Planning Board committee member work sessions.
- Mr. Guinn suggested choosing categories for discussion at the work session.
- Ms. Chirlin asked what categories will be discussed in the work sessions. Ms. Jones stated the following will be included, in addition to any additional categories outlined in the Comprehensive Plan: Agriculture (Donald Franklin will review); Housing (OFC and Norwich Housing review); Infrastructure (Shawn Fry-County DPW); and Economic Development (Mr. Palmatier, Ms. Tavares and Planning Dept.) Sections relating to Natural Gas (Mr. Palmatier, Planning); Natural Resources are mentioned throughout the plan, important to include Chenango County Soil & Water and Cornell Co-Operative Extension; Community Services includes: Education contacts- BOCES staff (Steve Perrin may help and Doreen Rowe), SUNY Morrisville (Marsha Cornelius) and Child Care Catholic Charities study. Ms. Chirlin will contact the new administrator at Catholic Charities.
- Ms. Jones stated the Agriculture and Farmland Protection Plan will be included in the Comprehensive Plan when NYS Ag/Markets gives their final approval. Ms. Jones commented Supervisor Bays resigned from his position as Smyrna Supervisor after receiving the appointment as NYS Ag/Markets first Deputy Commissioner.
- Ms. Tavares stated the draft of the County Strategic Plan should be available by October 2012. Some information will be available for the Comprehensive Plan.

Natural Gas:

Discussion on the following:

- In a July 9th interview with Governor Cuomo he suggested "Home Rule" regulations should be considered as part of the natural gas permit process. Mr. Palmatier questioned the chaos this could create town to town, especially relating to spacing units or road use. There is speculation the final SGEIS will be complete later this summer.
- Mr. Palmatier will be attending the IOGA meeting July 10-11 in the Jamestown, NY area. There will be a trade show and one of the speakers is Brad Fields with the NYSDEC.
- Mr. Palmatier commented some of the Town Supervisors have voiced concern that the Towns are receiving SGEIS updates and NYS input second hand while the Coalitions often receive the initial reports.
- Mr. Palmatier prepared a Quantitative Analysis report on local impact relating to Natural Gas Exploration.
- The role of the County Planning Department has been to coordinate and compile information relating to natural gas exploration. It has been suggested if/when natural gas permits are issued expansion of the Planning Department responsibilities may include: reviewing permits; spacing units; maps to Supervisors, Soil/water, NYSDEC Sherburne Forestry Division; DPW-County and Towns; and any additional services County Planning Department may provide the towns.
- Speculation when/if NYSDEC passes the SGEIS and begins issuing permits there is the possibility 10 units may be in Chenango County sometime 2013.
- Mr. Seneck commented he has been reviewing pipeline right-of-way information and there appears to be no coordination. Mr. Palmatier commented the original pipeline plan was proposed to extend from Madison County to the Raymond Corporation in Greene. The goal was to lease/acquire as much land as possible to avoid gaps in constructing a pipeline. In the Town of Pharsalia area it will be difficult to secure a pipeline corridor due to the large parcels of NYS land.
- Mr. Davis questioned the status of Norse Energy. Mr. Palmatier stated at this time there is one (1) remaining employee in Norwich. Norse Energy sold 22,500 acres of leased/owned land to Hartz Energy Holdings, LLC and Empire State Development investment groups. All producing wells, pipeline and oil/gas right of way agreements were sold to Emkey Resources, LLC and Emkey Midstream, LLC. The assumption is Norse Energy will file for the permits and contract the drilling the same procedure Hartz Energy has followed with other projects.
- Mr. Owens commented on the Central New York Coalition request for a letter writing plan to Governor Cuomo and Senator Libous.

Privilege of the Floor

- Ms. Chirlin: There was no North Norwich Planning Board meeting this month. She reminded the County Board members of the Community Review program scheduled for Wednesday, July 11th at the Guernsey Memorial Library.
- Mr. Romahn: The V. Oxford bridge construction is moving forward with the steel in place. They are waiting for permits to place the water and wastewater pipelines under the bridge.
- Mr. Palmer: Announced he is running for the Ward 6 City of Norwich Council.
- Mr. Davis: Subdivisions require certified plans. The County Clerk requires maps to be filed within 60 days after town approval.
- Ms. Tavares: Commerce Chenango is requesting feedback about moving forward with the NYS&W railroad repairs. The company has lost customers and question if this would be a viable investment. The general consensus of the County Board members is to continue moving forward with the railroad project. It may be a crucial asset for future economic development opportunities in the county, especially if natural gas exploration is approved. Ms. Chirlin made the motion to send a letter of support for the railroad improvement project to the Chenango County IDA; second by Mr. Romahn. Motion carried. Ms. Jones will prepare a letter of support.
- Mr. Owens: There are jobs available in the area but they are not being filled due to lack of applicants with the appropriate education level. Engineering level positions are in demand but math skills are poor. To compete worldwide it is imperative to enforce the use of the metric system.

With no further comments or business, the meeting was adjourned at 9:20 a.m.

NEXT MEETING: TUESDAY, August 14, 2012 at 8:00 a.m.

Minutes recorded and prepared by Rena M. Doing, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES August 14, 2012 Board of Supervisors Chambers

<u>Board Members Present</u>		<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen	Paul Romahn	Shane H. Butler	Steven Palmatier	David Law, Sup
George Seneck, Sup.	Bob Davis	Planner		Bruce Beadle
Dan Palmer	Sally Chirlin	Rena Doing		
Ted Guinn	Jennifer Tavares	Planner		
Perry Owen	Joseph Worter			

Chairman Thomsen called the meeting to order at 8:09 a.m.

Old Business:

Planning Board Minutes:

Mr. Owen made the motion to accept the July 10, 2012 minutes, second by Mr. Romahn; vote all ayes, motion approved.

Mr. Guinn made the motion to accept the July 10, 2012 239 Review Committee minutes, second by Mr. Seneck; vote all ayes, motion approved.

New Business:

Comprehensive Plan:

Chairman Thomsen stated at last month's meeting it was agreed to set up working groups based on the topics in the comprehensive plan which included labor force and employment, economic base, new business, business expansion/manufacturing, agriculture, infrastructure and land for economic development. Mr. Butler asked board members which topic they would be most comfortable in. Mr. Woerter asked if only the County Planning Board was making up these groups. Sup. Seneck stated there would have to be others.

Mr. Guinn stated he would sign up for infrastructure if Shawn Fry would also come. Sup. Seneck stated he would talk with Donna about contacting Chairman Lawrence Wilcox. Ms. Doing stated she would set up an outline and talk with Donna. Mr. Owen suggested waiting for Donna and to talk with other department heads. Sup. Seneck asked who should be asked to sit on the education/community facilities/law enforcement group. Mr. Palmatier suggested Marsha Cornelius from Morrisville.

Mr. Romahn volunteered for the Agriculture group. Mr. Palmer volunteered for Economic Development. Mr. Owen and Mr. Seneck volunteered for community facilities/education.

Natural Gas:

Mr. Palmatier stated there are three companies now operating in Chenango County; Norse Energy, Hartz Capital, and Emkey Resources. Emkey is interested in supplying local gas to companies. Mr. Palmatier and Emkey went around looking at the bigger companies who currently or could utilize natural gas and recorded GIS coordinates for each. Chobani, Raymond, Amphenol, and Bonnie Greenhouse were all documented.

Mr. Woerter asked if municipal agencies were being considered. Mr. Palmatier stated they have talked to Mayor Bill Acee in Sherburne. They will talk with Greene after they receive the usage numbers from Raymond. Mr. Palmer asked about Chenango Memorial Hospital. Mr. Palmatier stated they already have natural gas and there is also a franchise on it (NYSEG). Emkey would have to pay NYSEG for the infrastructure and also any future profits. Each

would be considered a tap unless a common entity controlled the taps such as the Chenango County IDA. A tap is considered a change in custody, not a connection in the pipe.

Mr. Owen stated there could be quite a cost to the towns if a moratorium was put in place or if a “go ahead” resolution was put in place. If a moratorium is put in place, you could be sued by a gas company, and if you pass a “go ahead” resolution you could be sued by the activists. Towns should remain neutral. Chairman Thomsen stated the best thing towns can do is have road use agreements in place. What about the gathering lines? Mr. Palmatier stated you cannot do much about the gathering lines.

Mr. Palmatier stated towns in Chenango County have mainly passed the coalition resolution except for German who basically said to be careful. These could change per town after every election. Lenape has shut off gas to the Town of Avon because they said no to hydrofracking. What is considered “hydrofracking”? How is it defined? Lenape didn’t want to risk it so they shut down the wells.

Mr. Davis asked if the Dryden and Middlefield appeals have been filed. Mr. Palmatier stated they had and the gas companies would probably lose again. It will eventually go to the Court of Appeals where the gas companies will win.

Mr. Palmatier stated Ms. Doing has developed a tree of notifications once a well application has been filed. A letter would be sent to Schools, Highway Superintendants, Supervisors, Emergency Management, the Sherriff, Soil and Water, and others. DEC is not currently notifying the NYS Lands and Forest. It could affect the 480-A program. They are not contacting Soil and Water either. Matt Beckwith is not notified when the wells change hands.

Sup. Seneck stated despite Chenango County being so far ahead, the town boards are not. The state will release the SGEIS and the towns don’t have the manpower to scramble.

Mr. Palmatier stated sandstone wells are particular about where they are located. Shale wells are less particular and you can talk with the companies about moving them away from certain structures and sensitive areas. Chairman Thomsen asked if towns should have a map to show where the school districts and prominent structures are. Mr. Palmatier suggested having County Planning give towns tax maps.

Mr. Romahn stated the Town of Oxford has zoning and they would have to go through the Planning Board for a permit. There was a meeting Wednesday where both sides were presented.

Privilege of the Floor

- Ms. Tavares stated the Strategic Plan has been started. Mr. Owen, Ms. Jones, and Chairman Wilcox have been asked to be on the steering committee. Surveys will be created; public comment periods and meetings will be held. The railroad project is still moving forward. A regional director has reviewed the grant application. Part of the match (\$320,000) is still needed as well as more local support.
- Mr. Davis is still working on the Town of Guilford comprehensive plan. He is currently doing a survey of all the businesses in the town. There are over 80 so far. The Assessor can give a list of parcels based on how they are classified but these don’t always reflect all of what is on the property.
- Ms. Tavares asked if the state is requiring towns to go online. Sup. Seneck stated they are supposed to if it is practical.
- Mr. Palmer stated he is interested in forming an entity to do something more with natural gas in the City of Norwich. Mr. Palmatier stated he is going to talk with Senator Tom Libous and PSC. There are still a lot of questions to ask PSC about how it works.

With no further comments or business, the meeting was adjourned at 8:55 a.m.

NEXT MEETING: TUESDAY, September 11, 2012 at 8:00 a.m.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES September 11, 2012 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
Paul Thomsen George Seneck, Sup. Dan Palmer Ted Guinn Perry Owen	Paul Romahn Bob Davis Sally Chirlin Joseph Worter	Donna M. Jones Director Shane H. Butler Planner Rena Doing Planner	Steven Palmatier David Law, Sup Bruce Beadle Jennifer Tavares

Chairman Thomsen called the meeting to order at 8:10 a.m.

Old Business:

Planning Board Minutes:

Mr. Owen made the motion to accept the August 14, 2012 minutes, second by Mr. Guinn; vote all ayes, motion approved.

Mr. Palmer made the motion to accept the August 14, 2012 239 Review Committee minutes, second by Mr. Davis; vote all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones discussed the status of the County Comprehensive Plan:

- A press release was submitted to the Evening Sun and the Chenango American newspapers soliciting public comment on the draft County Comprehensive Plan which is posted on the County Planning Department website.
- Commerce Chenango is finalizing a draft of the County Economic Strategic Plan. The goals will be incorporated into the County Comprehensive Plan.
- The County Board of Supervisors approved the County Agriculture & Farmland Protection Plan which will serve as the resource for agriculture in the Comprehensive Plan.
- To date the Natural gas section is basically current with a decision pending by the NYSDEC on the revised supplemental regulations addressing high volume hydraulic fracturing of the shale formations.
- Mr. Seneck and Mr. Owen will reach out to Ms. Doreen Rowe, Assistant Superintendent for Management Services at the Norwich campus of DCMO BOCES for the educational goals of the Chenango County School Districts. Mr. Owen commented the DCMO BOCES program at the Norwich campus has added a "Road Engineering Construction" program to their curriculum.
- Ms. Jones will be meeting with Ms. Cornelius to discuss SUNY Morrisville, Norwich campus goals.
- Ms. Jones will be meeting with members of the Chenango County Housing Council to discuss future projects and goals for the various housing agencies.
- A section of the plan relating to available Child Care programs in the County will incorporate the 2011 Child Care Study developed by Catholic Charities.
- An Alternative Renewable Energy segment has been proposed for inclusion in the Comprehensive Plan by the Chenango Community Action Renewable Energy (C-CARE) committee.

Ms Jones commented on the sequence for approval of the final draft of the Comprehensive Plan: first approval by the County Planning Board; then the County Planning Committee; Public Hearings; then the final approval for adoption by the County Board of Supervisors.

Natural Gas:

Mr. Palmatier recently toured the Bradley Brook, natural gas compressor and pipeline facilities in Madison County with Ms. Margaret Dienhopper, Director of Career & Technology Education at the Norwich DCMO BOCES facility.

Mr. Palmatier stated he has been meeting with various County companies to discuss the prospect of utilizing local natural gas if it is made available to them. The Chenango Valley Pet Food Company in Sherburne, NY expressed interest. They export 40% of their product and access to natural gas would be a considerable savings to their operating costs. By comparison energy cost their Ohio plant, utilizes natural gas, costing 1.7¢ per \$1.00 of sales while their NY plant, without natural gas, is 5.8¢ per \$1.00, a savings of 4 ¢ per dollar.

EmKey, LLC and Worth Snyder have been discussing the prospect of building pipelines to provide local companies access to natural gas. Further discussion on this matter is expected in the near future.

Mr. Palmatier stated there is little natural gas exploration activity while companies wait for the release of the revised NYSDEC regulations addressing high volume hydraulic fracturing.

Privilege of the Floor

- Mr. Woerter commented on a PBS program relating to distribution of the \$ 2.1 billion in natural gas funds, collected in PA. Questioned how this would be divided up in the state. Mr. Palmatier commented PA system differs from NYS. NYS has an ad valorem tax system which taxes gas as real property keeping the funds local instead of going to the state general fund. Chenango County collected approximately \$600,000 in 2011 which was distributed to the county, town, school district, and fire district based on equalization rates and well locations.
Mr. Woerter advised the members he could no longer send the Press & Sun articles due to limitations by the newspaper. Also Raymond Corporation is celebrating their 90th Anniversary with an Open House on Saturday, October 6, 2012, 11:30 am- 3:30 pm allowing the public to visit their modernized plant.
- Mr. Owen commented Raymond Corporation is owned by a Japanese firm which has basically allowed the company to operate independently while sending their engineers around the world to share their expertise on solving problems.

With no further comments or business, the meeting was adjourned at 8:35 a.m.

NEXT MEETING: Wednesday, October 10, 2012 at 8:00 a.m.

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES October 10, 2012 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>
George Seneck, Sup. Dan Palmer Ted Guinn Bruce Beadle Jennifer Tavares	Paul Romahn Bob Davis Sally Chirlin	Donna M. Jones Director Shane H. Butler Planner	Steven Palmatier David Law, Sup Paul Thomsen Perry Owen Joseph Worter

Vice-Chairman Palmer called the meeting to order at 8:00 a.m.

Old Business:

Planning Board Minutes:

Sup. Seneck made the motion to accept the September 11, 2012 minutes, second by Mr. Romahn; vote all ayes, motion approved.

Mr. Guinn made the motion to accept the September 11, 2012 239 Review Committee minutes, second by Mr. Seneck; vote all ayes, motion approved.

New Business:

Comprehensive Plan:

Ms. Jones discussed the status of the County Comprehensive Plan:

- We have had two responses from the public based on the article about the comprehensive plan in The Evening Sun. Bill Smith suggested adding page numbers and to stop all of the projects. There are people in need of housing. Another member of the public sent a package which included informational materials about Renewable Energy, hunting, fishing, and recreational opportunities.
- Wayne Vera is updating the housing needs assessment and will be completed hopefully soon. This will tag along with the Economic Development Strategic Plan and the housing section of the comprehensive plan.
- Responses from those within the county are low.

Ms. Tavares stated there is a large shift of vacant land going to seasonal homes. The amount of vacant homes for rent has been cut in half from 2000 – 2010. Mr. Palmatier stated you may see homeowners buying supplies to repair the homes. Sup. Seneck stated this could be seen as a positive of negative. Some of the homes just sit there.

Mr. Davis stated the Town of Walton has a strategy in their plan to encourage seasonal residents. Ms. Chirlin stated some are selling their primary residence, turning their seasonal home to a primary residence and spending the winters in Florida. Ms. Jones stated others build a new house and don't pay the taxes. Mr. Palmatier stated the taxes depend on the location. Two sites could be comparable but have different tax amounts based on the state or town they are located. NYS rates 50th in tax and business friendliness. Ms. Jones stated Washington State wants to tax new businesses. Many are going to Quebec in response.

Sup. Seneck and Mr. Owen met to discuss education. The current comprehensive plan does not give a vision for where we are going in education. Mr. Owen met with Bill Tomorro and hopes to ask each school district what their vision is for the future. It is hoped we can meet with the individual school superintendents to get the needs of each school district. The NYS Commissioner of Education and his deputy have offered to meet in Chenango County to talk about what they see as a State vision for education and where Chenango County fits in that.

Ms. Chirlin asked if Robin Beckwith had contacted Ms. Jones about the comprehensive plan. She will call her again.

Ms. Jones stated Sup. Law would like to be replaced on the board. The replacement would have to be a Supervisor. Mr. Guinn recommended Supervisor Bob Wansor of North Norwich. Ms. Jones and Mr. Butler recommended Supervisor John Lawrence of Afton and Supervisor George Westcott of Coventry. Mr. Palmatier stated if Sup. Westcott was on the board it may be possible to meet at Raymond's once a year. It could help with PR.

Economic Development Strategic Plan

Ms. Tavares discussed the status;

- Four meetings were held throughout the County. They were poorly attended with only about 8-10 people per meeting.
- A good summary of the SWOT (Strengths Weakness Opportunities Threats) Analysis is not ready yet. They will meet tomorrow to see if the Vision and Goals match what the SWOT analysis concludes.
- The key strengths were as expected; rural, nature, good school districts, etc. Weaknesses were housing, the lack of hotels, and transportation. The County is getting older and there is a shortage in senior apartments. Seniors would sell their houses to younger generations if they could find alternative housing.
- Even though we have good schools, BOCES, and SUNY Morrisville, people still want more education. Maybe the problem is we need to let people know what is currently available.

Vice-Chairman Palmer stated the senior housing is over capacity. Ms. Chirlin suggested more town housing. Ms. Tavares stated the County IDA doesn't get into housing but may need to.

Ms. Tavares sent out surveys to the Town Supervisors. Only five responded. Ms. Jones asked Sup. Seneck what he felt was the best way to get responses back from Town Supervisors. Sup. Seneck stated there is no handbook for what you should and should not be doing as a Supervisor.

Ms. Tavares stated there are at least 100-200 jobs available at all times throughout the County. Judges are saying there are less system abusers coming in since Chobani has been hiring. Mr. Davis stated people don't have the right attitudes. Mr. Palmatier stated educational institutions are too slow at reacting to job skill needs within the community. Companies are in business to build products, not train employees.

Natural Gas:

Mr. Palmatier gave an update on natural gas issues;

- The Binghamton Moratorium was overruled. For a moratorium you need to show dire need and you need to do active studies to try and remediate the problem. Neither was the case in Binghamton.
- The Broome County Bar Association held a meeting on natural gas. They are trying to come up with a new value calculation for pipelines, specifically the Constitution Pipeline.
- Chenango County was well represented at the Albany Law School training. The training was entitled "Municipal Law and Planning: A local perspective on Hydrofracking."
- He will be attending the Penn State local issues conference. He has brought back a lot of information from this meeting in the past.
- The agreement between Norse, Emkey and Hartz is rearranging again. Oivand Risberg is no longer part of the agreement due to a disagreement. They will be in Chenango County in October to discuss their plans. They want to provide local gas. Some options may be the Sherburne Dog Food Factory, Raymond's and Chobani.

Sup. Seneck stated he would like to see more local uses for it. Mr. Palmatier stated they need to make a commitment here. Things begin to get set up and then staff changes and you have to start all over again. Ms. Tavares stated the IDA is looking to see what they can do as well.

Privilege of the Floor

- Ms. Chirlin stated their Planning Board entertained an application for a business near Mead's Pond. It was cut and dry.
- Mr. Beadle stated the rental situation is abysmal. He receives calls daily but nothing is available. Usually owners want 2-3 months of rent in advance. There are a number of houses out there and the housing

situation is better than last year. Properties are sitting for over 6 months. Ms. Tavares stated even if you get a job here you have to figure out where you are going to live within a month or so. Mr. Beadle stated usually people stay in a hotel until they can find a home. People are giving lowball offers on homes they need to remodel.

- Mr. Palmatier recommended looking at the Cleaner Greener Southern Tier website and making comments. There are some benefits to Chenango County but others are mainly for urban areas. Ms. Jones stated it is a 5 year plan for the Southern Tier Region spearheaded by Tompkins County. A consultant from North Carolina received \$1/4 million to write it. Natural gas is not mentioned. If there were better communication between Planning Departments this may not have been needed.

With no further comments or business, the meeting was adjourned at 9:10 a.m.

NEXT MEETING: Wednesday, November 14, 2012 at 8:00 a.m.

Minutes recorded and prepared by Shane H. Butler, Planner

CHENANGO COUNTY PLANNING and DEVELOPMENT BOARD

SUMMARY OF MEETING MINUTES December 11, 2012 Board of Supervisors Chambers

<u>Board Members Present</u>	<u>Staff Present</u>	<u>Guest(s) Present</u>	<u>Board Member(s) Absent</u>	
George Seneck, Sup. Dan Palmer Ted Guinn Bruce Beadle Jennifer Tavares	Bob Davis Sally Chirlin Joseph Woerter Perry Owen	Shane H. Butler Planner Rena M. Doing Planner	Steven Palmatier Christine Brunner Barbara Collins	David Law, Sup Paul Thomsen Paul Romahn

Vice-Chairman Palmer called the meeting to order at 8:07 a.m.

Old Business:

Planning Board Minutes:

Mr. Owen made the motion to accept the October 10, 2012 minutes, second by Mr. Guinn; vote all ayes, motion approved.

Mr. Guinn made the motion to accept the October 10, 17, and November 7, 2012 239 Review Committee minutes, second by Ms. Chirlin; vote all ayes, motion approved.

New Business:

Economic Development Strategic Plan:

Ms. Tavares provided a report on the progress of the Economic Development Strategic Plan.

The final draft is still a work in progress. Ms. Tavares will provide another update at the January 2013 County Planning Board meeting.

After conducting the public hearings, review of the survey and the SWOT (Strengths Weakness Opportunities Threats) Analysis results and member meetings the plan will focus on six (6) goals:

- Encourage work and Education Development
- Workforce Development needs
- Foster Downtown Revitalization
- Support Housing Development, incorporating community needs, development and improvement
- Build Tourism, Agriculture, Arts & Cultural Opportunities and Lodging strategy.
- Grow Agriculture and Forestry Industry in the County

Discussion:

Mr. Davis had questions regarding the workforce survey. Ms. Tavares commented they had a meeting with all the School District Superintendents to discuss the basic skills needed for individuals to be employable, as they appear to be lacking for students to obtain a job. The primary question is what programs and training can be instituted as best practices. It may be effective for companies to market their business opportunities in the schools similar to college recruiting.

Mr. Guinn agreed it is important for potential employers to provide a list of required skills to reach the 18-24 unskilled age group seeking employment.

Mr. Owen commented on the proposed 75 mile EmKey Resources, LLC pipeline in Chenango County. Mr. Keyes, EmKey Resources, LLC General Manager, visited the DCMO BOCES facility outlining the required skills for potential pipeline installation employment. DCMO BOCES has incorporated new courses in their construction program: Road Construction and Engineering.

Mr. Davis asked about Housing Development, what is needed. Ms. Tavares stated there is not adequate housing available for the higher pay scale level employees. Mid-level pay scale employees and Senior Citizens find it difficult to find rental housing. If there was adequate housing for healthy Seniors they may consider downsizing from their larger family homes, increasing the amount of available housing for young families. Some property owners have remodeled older houses into apartments for low-moderate income housing. Ms. Tavares commented some IDA's assist with development of old buildings to remediate properties.

Ms. Chirlin questioned if Bed & Breakfasts are included in the housing inventory. Ms. Tavares stated they are included and there are still a few scattered around the County. Travelers and business associates have expressed displeasure with the quality of rooms at all the available lodging facilities throughout the County. Communicating this concern to the available hotels/motels, etc. may be helpful.

Discussion continued about Chobani and the various skill levels. Mr. Owen voiced concern about the lack of work ethic. Too many 18-40 yr. old individuals are not interested in working long hours and it is not just individuals receiving public assistance.

NYS&W Railroad project:

Ms. Tavares stated the deadline to meet the requirements of the grant to maintain and acquire the railroad is in approximately 2 weeks. NYS&W owners appear to be wavering on their responsibility. It is important for all parties to work together. There has been considerable interest from outside operators to lease the line, whether this will move forward depends on NYS&W interest in contributing to the local match required in the grant. NYS&W has expressed interest in working with municipalities with a vested interest along the rail line. Currently NYS&W does not pay any taxes and it is important to consider a more flexible PILOT program in the future where by NYS&W will contribute to local taxes. The current agreement requires municipalities to pay NYS&W for access to their right of way which is unfair to the local taxpayers.

Mr. Owen expressed the importance of moving forward with the railroad repairs as this is a key component for enticing businesses to the County. Ms. Tavares stated economic development is a slow process especially due to the lack of available infrastructure such as public water and sewer in areas such as the Earl B. Clark Industrial Park and other similar areas.

Natural Gas:

Mr. Palmatier gave an update on current natural gas issues:

- Norse Energy recently filed for Chapter 11 Bankruptcy. This may be partially the result of the delay by NYS to approve the sGEIS relating to shale development.
- The revised sGEIS has been released by NYSDEC for another round of public review and comments from December 12, 2012 thru January 11, 2013.
- Some of the revisions are positive. However several issues still remain a concern for various groups, pro/con natural gas development in NYS.
- NYS Public Service Commission has expressed a real desire to expand natural gas service to potential customers within reasonable access to natural gas service throughout the state. On January 9, 2013 NYSPSC will host a technical conference on the Public Service Commission's policies regarding the expansion of natural gas service. Mr. Palmatier and possibly Southern Tier East will attend the meeting.
- Mr. Palmatier has been visiting businesses in the Village of Sherburne to discuss possible interest in obtaining natural gas if it were accessible in the village. Potential customers are Egg Low Farm, Inc, Chenango Valley Dog Food, and Kenyon Press expressed interest in natural gas to offset operation costs. Discussions with Mayor Acee included utilizing natural gas for co-generation. Ms. Tavares commented the 2013 NYS Economic Development Conference includes a break-out session on Co-Generation.
- Discussion continued on various opinions and concerns relating to natural gas. Mr. Worter voiced concern about the accuracy of some of the public broadcasting programs. Mr. Beadle commented on a recent tour of a Chesapeake well site in Pennsylvania and encouraged anyone to consider participating in a tour. The demonstrations were very educational.
- Mr. Worter commented on a recent news article relating to Town of Windsor taxpayers getting a major tax break on school taxes due to increased assessments from a natural gas pipeline and compressor station in PA, offsetting the school tax rate for everyone property owner in the school district. Mr. Palmatier commented Mr. Harris, Director of Real Property tax is working on a program projecting potential income from proposed pipeline and compressor stations in Chenango County. Mr. Palmatier added that concerns

about noise pollution from compressor stations is unwarranted as he has personally used a decimeter at various locations in the County where heating/AC equipment emit higher noise decibels than the compressor stations in Chenango and Madison Counties.

- Mr. Beadle commented on the job potential and economic advantages of natural gas. Mr. Palmatier added at a recent Economic Development meeting in the southern tier discussion focused on a “shovel ready” project that a Colorado Natural Gas Company has leased the entire facility for space to house surveyors, archeologists, etc. As the EmKey Resources, LLC pipeline moves forward there will be job opportunities for rough terrain equipment operators, construction crews, surveyors, timber workers, and welders.

Privilege of the Floor

- Mr. Owen provided a general interest comment relating to a school district in NYS totally destroyed by recent storms. The general inclination is to provide money to help them rebuild but cash can create a problem for a school district as there are no resources in place to process cash donations. Donations of: supplies, equipment and even school buses will provide the most benefit to a school district to become operational in a timely manner.
- Mr. Davis provided an update on the progress of the Town of Guilford Comprehensive Plan. It is nearing completion and will be ready for public comment in the near future.
- Ms. Chirlin stated she will not be present for the January and February 2013 meetings. She suggested NYS and Chenango County should move forward in the legalization of growing and selling industrial hemp in addition to marijuana
- Mr. Beadle commented on the housing issue. Approximately four (4) years ago he and his partners had considered an upscale apartment complex for professionals on property they owned in the City of Norwich. The cost of construction was not economically feasible to recoup their investment. It was difficult to secure private investors for a project that could potentially cost \$300,000 per apartment. Ms. Tavares commented public funding for upgrading and building projects is essential. Discussion continued about sub-standard housing and landlords not investing in upgrading/repairing units. The City of Norwich has new rental regulations for property owners but no one has a good understanding on how the regulations will affect the property owner.
- Ms. Brunner, a guest, questioned the progress on updating the County Comprehensive Plan. Ms. Brunner was advised comments are still accepted from the public and we are awaiting information from various agencies, in addition to completion of the Economic Development Strategic plan.

With no further comments or business, the meeting was adjourned at 9:10 a.m.

NEXT MEETING: Tuesday, January 8, 2013 at 8:00 a.m.